

**Foxborough Planning Board
Meeting Minutes
June 23, 2016
Foxborough High School Media Center, 120 South Street**

Members Present: Kevin Weinfeld, Gordon Greene, Ron Bressé and Gary Whitehouse

Members Absent: John Rhoads, Tracey Vasile

Also Present: Planning Director Paige Duncan, Staff Planner Gaby Jordan

Planner Report

Ms. Duncan has been working on the MassWorks grant application for the proposed roundabout at Forbes Crossing, the deadline is June 30th, if there are no funds left this year, it will be applied to the next round.

Founder's Day was a success, many people visited the Planning Board table and Ms. Duncan liked the chance to talk to residents about the Master Plan, downtown, etc.

Copies of the Master Plan Implementation section have been copied and put into binders to share with town boards and committees. A few copies of the whole Master Plan have also been made so we will have copies available for circulation.

Ms. Duncan will be out of the office on Friday of this week and Monday and Wednesday of next week. Ms. Gray will be out of the office for the next two weeks on vacation.

Active Subdivisions

The Oak Street neighbors who have an agreement with the Ferrone's for land conveyance from Lincoln Hill still have not received their deeds. The Ferrone's wanted a condition that no curb cuts could be made until the road is accepted by Town Meeting. They came before the Board in May and the paperwork was supposed to be started at that time; the Ferrone's state that the paperwork is now being processed and will be done soon.

Mr. McCarthy of King Philip Street called the office about the potholes on the street. Mr. Casbarra went out there and stated that he will not issue a Certificate of Occupancy for Lot 8 until the road is topcoated. He also noted that the binder will need to be upgraded.

Request for release of Performance Guarantee for Mann Lane, Lawton Lane and Plimpton Road

There is a \$10,000 bond remaining on these roads which were recently accepted at Town Meeting and John Walsh is requesting that the bonds be released.

A motion to release the \$10,000 bond on Mann Lane, Lawton Lane and Plimpton Road to John Walsh of Walsh Brothers and Norwood Cooperative Bank was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-0-0.

Minutes

The Board reviewed the minutes of April 28, 2016.

A motion to approve the minutes of April 28, 2016 as amended was made by Mr. Greene and seconded by Mr. Whitehouse. The motion carried 4-0-0.

Continued Discussion – Request for Minor Modification – Chestnut Green Parking Reduction

The Board met with Engineer Bill Buckley and owner Doug King. They previously met with the Board on June 8th asking to reduce the required number of parking space to have more green space and landscaping and were asked to come back with a more detailed plan, which they have this evening. Mr. Buckley reviewed the plan with the Board showing the walkway and relocating the dumpster to the end of the building. Mr. Buckley then reviewed the landscape plans with the Board showing the additional street trees. The Board would like Mr. King to be sure the trees are planted on his property.

Correspondence from Vincent O'Neill was read into the record, he approves the plans to add 20 additional parking spaces if and when needed and to construct two new dumpster enclosures.

A motion to approve the requested Minor Modification to reduce the required number of parking spaces by 12 spaces at Chestnut Green was made by Mr. Whitehouse and seconded by Mr. Bresse. The motion carried 4-0-0.

Continued Public Hearing – Site Plan Review- DPW 65 Elm Street

The DPW has asked for a continuance to July 14, 2016.

A motion to continue the Public Hearing for the Site Plan Review at 65 Elm Street to July 14, 2016 at 7:15 p.m. was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-0-0.

ANR – 369 Central Street

This is a request to separate the proposed hotel at Forbes Crossing from the rest of the lot for financing purposes.

A motion to endorse the ANR plan for 369 Central Street was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 4-0-0.

Citizen Input

Tom Kraus of 9 Baker Street expressed his concern regarding the planters on Main Street.

Continued Public Hearing – Site Plan Review and Special Permits - Jim Gibson, 8 Mechanic Street

This hearing is being recorded for the members who are not available this evening. This hearing was re-advertised so all members present this evening could participate.

Mr. Gibson and Engineer Peter Lavoie were present. The Board had asked for more information at the last hearing.

Mr. Lavoie reviewed the proposed project; the entire lot is paved except for a small section on Mechanic Street. They are proposing to remodel the existing structure into three one-bedroom apartments on the second floor with an 85 seat restaurant on the first floor. There will be 15 parking spaces available on site and they are looking into valet parking on another parcel owned by Mr. Gibson. Mr. Lavoie added existing topography to the plans and reviewed the existing drainage. They will be upgrading the existing catch basin from 6 to 18 units to mitigate the rate and volume so that it will handle up to a 25 year storm event. The grease trap has been sized to the proposed restaurant at 1,500 gallons. Mr. Gibson will replace the sewer line if required by the town. The water line will also be replaced in the same location as the existing line.

Town Engineer Chris Gallagher submitted comments stating the requirements to be met for the change of use.

Abutter Gil Campos had questions about the drainage and if the potholes on the lot will be filled.

Mr. Gibson explained that they are proposing to have three dumpsters on site, two for rubbish and one for recycling; the restaurant dumpster will be locked.

Ken Olsen of 13 Bird Street had questions about the type of restaurant. Steve Fenerjian, who will be running the restaurant, stated that it will be a family style restaurant.

Mr. Gibson would like to block off the back alleyway, the Board advised Mr. Gibson to check with the police and fire department if they would allow it.

The Board would like to see revised plans with all the proposed changes shown.

Ms. Duncan stated that the Board would like to see a successful venture on the site and asked what will be done to make the area more attractive, that should be shown on the plans also. A landscape plan and lighting plan will also be needed.

Ken Olsen asked about the parking for the adjacent apartment building. Mr. Gibson stated that he owns the rights to the parking area

The Design Review Committee will be reviewing the plans this week also.

A motion to continue the Public Hearing to July 15, 2016 at 7:30 p.m. was made by Mr. Bresse and seconded by Mr. Whitehouse. The motion carried 4-0-0.

Public Hearing – Special Permit – Temporary Parking Lot Renewals – 119 Washington Street and Off Pierce and Washington Streets

Atty. Peter Tamm, Planner Vi Ho and Dan Krantz representing the Kraft Group came before the Board.

Atty. Tamm explained that in 2014 they developed a plan for stadium employee parking in two new lots and they received Special Permits with conditions that require annual renewal from this Board. They are not proposing any changes to either lot at this time; employees will continue to be the only people allowed to use the lots.

Margaret Bondorew of 42 Pierce Street, J&M Realty Trust, noted that the parking lot lights are bright when the trees are defoliated and they stay on all night. The poles are also higher than she thought they would be.

Mr. Krantz stated that they will look into light shields that can be installed to keep the lights downward.

Mrs. Bondorew also had concerns with the dividers on Route 140; they go across her driveway opening. Mr. Krantz stated that the dividers are part of the traffic management plan but they should not be used in front of a residential driveway. He will check with the Police Chief and the Traffic Management personnel as to why this was being done. Mr. Krantz did note that the plan has helped improve the south bound stadium traffic after events.

A motion to close the Public Hearings for 119 Washington Street and Off Pierce and Washington Streets was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 4-0-0.

A motion to approve the Special Permit – Temporary Parking Lot Renewals for 119 Washington Street and Off Pierce and Washington Streets was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 4-0-0.

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Diana Gray

Approved by: John Rhoads

Date: August 11, 2016